

LOT 10 BLOCK 2 HIGHLANDS S/D.  
ORB 751-1899, 779-938, WD 1024-2

MORTON DORIS  
919 NW INDIAN SHORE DR  
LAKE CITY, FL 32055

2026

30-3S-17-05893-000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 90  |
| Exterior Wall            | 31 | VINYL SID 10   |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 06 | VINYL ASB 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 03 | FORCED AIR 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 01 | NONE 100       |
| Stories                  | 1. | 1. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    | 0  | 100            |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 30317.020 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,311            | 100         |      | 1,311        | 108,845              |
| FDG       | 384              | 60          |      | 230          | 19,096               |
| FOP       | 32               | 30          |      | 10           | 830                  |
| FOP       | 175              | 30          |      | 52           | 4,317                |
| FST       | 77               | 55          |      | 42           | 3,487                |
| TOTALS    | 1,979            |             |      | 1,645        | 136,575              |

EXTRA FEATURES

| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0166       | CONC, PAVMT | 0   | 100 | 12 | 44 | 528.00 | UT | 1.40  | 1.40           | 100       | 0       | 0           | 3 | 100    | 739             |       |
| 2   | 0060       | CARPORT F   | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 800             |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 0100     | C   | SFR                  | 100 |     | 00       | 0.00  | 0.00  | 10,000.00   | SF        |     | 1.00     | 1.00   | 1.00    | 0.95       | 0.95           | 9,500      |                             |      |         |      |     |    |        |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100 | 01  | 1,645     | 114.0480    | 127.73         | 210,116        | 1963 | 1963 | 0    | 0    | 35.00 | 65.00  |

1 SINGLE FAM 100% - 2005  
Heated Area: 1311  
HX Base Yr 2005

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/27/2022 MLU

COLUMBIA COUNTY PROPERTY

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VALUATION BY

STANDARD

Tax Group: 1

Tax Dist:

BUILDING MARKET VALUE

136,575

TOTAL MARKET OB/XF VALUE

1,539

TOTAL LAND VALUE - MARKET

9,500

TOTAL MARKET VALUE

147,614

SOH/AGL Deduction

63,199

ASSESSED VALUE

84,415

TOTAL EXEMPTION VALUE

HX HB WX SX

84,415

BASE TAXABLE VALUE

0

TOTAL JUST VALUE

147,614

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

147,614

SALE:2:1: LOT 10, BLOCK 2, HIGHLANDS DOT CHECKING

XF0B:2:1: POOL AND ENCLOSURE

SALE:1:1: LOT 10 BLK 2 HIGHLANDS S/D CHECKING

PERMIT NUM

DESCRIPTION

AMT

ISSUED

000045104

Roof Replacement

8,200

08/04/2022

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1025/0802

9/02/2004

WD Q

I

06

100

GRANTOR: DORIS MORTON (RESERV

GRANTEE: KENNETH KEVIN MORTO

1024/2307

8/26/2004

WD Q

I

81,000

GRANTOR: MARIE FRENCH

GRANTEE: DORIS MORTON

BUILDING NOTES

BUILDING DIMENSIONS

FST= N7 W11 S7 E11\$ BAS= W11 FOP= N7 W25 S7 E25\$ W25 N7 W13 S31E30FOP= S4E8N4W8\$E8S4 E11 N28\$ PTR=N30 FDG= N24 W16 S24 E16\$ S30\$.